



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY MAY 19, 2015
6:30 P.M.**

AGENDA

- I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**
- II. PLEDGE OF ALLEGIANCE:**
- III. CONSENT AGENDA:**
 - A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on April 21, 2015.
- IV. DIRECTOR'S REPORT:**
- V. REGULAR AGENDA:**
 - A. Conduct a public hearing to consider testimony and take action on a zoning amendment request on a ±86.64 acre tract of land located in the John Morton Survey, Abstract Number 791, the Anthony Thomasson Survey, Abstract Number 1265, Denton County, Texas. The property is generally located on the south of Carey Road, east of Smiley Road, west of CR 6 (Legacy Drive) and north of Parvin Road. (West Celina 86)
 - B. Consider and take action on a replat for Lot 2R, Block A of the Light Farms Homestead Court Addition.
- VI. ADJOURNMENT:**

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, May 15, 2015 at _____ a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting."

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date Notice Removed

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



**CITY OF CELINA
SPECIAL CALLED REGULAR
PLANNING AND ZONING COMMISSION MEETING
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY APRIL 21, 2015
6:30 P.M.**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Ousley called the meeting to order at 6:40 p.m.

Commissioners Waina, Barley, Ousley, Hangartner, Haley, Schmitt, and Terry were present.

Staff: Helen-Eve Liebman, Director of Planning and Development Services; Brooks Wilson, Senior Planner; Ben Rodriguez, City Planner; Julie Fort, Land Use Attorney.

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the flag.

III. CONSENT AGENDA:

Consider and act on the minutes from the March 31, 2015 Special Called Planning and Zoning Commission meeting.

Commissioner Barley moved to approve the Minutes.

Commissioner Haley seconded the motion.

Motion carried 7-yes; 0-no.

IV. DIRECTOR'S REPORT:

Director of Planning and Development Services Helen-Eve Liebman reported on the cases heard by the City Council on March 31, 2015 and April 14, 2015.

V. REGULAR AGENDA:

A. Conduct a public hearing to consider testimony and take action on a zoning amendment request on a ±86.64 acre tract of land located in the John Morton Survey, Abstract Number 791, the Anthony Thomasson Survey, Abstract Number 1265, Denton County, Texas. The property is generally located on the south of Carey Road, east of Smiley Road, west of CR 6 (Legacy Drive) and north of Parvin Road. (West Celina 86)

City Planner Ben Rodriguez stated that the applicant had requested that this item be tabled so that they would have more time to work out the issues staff has brought up.

Land Use Attorney Julie Fort reminded the Chairman to open the Public Hearing and continue the Public Hearing to the May 17, 2015 Planning and Zoning Commission meeting.

Commissioner Terry moved to table Item A and continue the Public Hearing to the May 17, 2015 Planning and Zoning Commission meeting.

Commissioner Waina seconded the motion.

Motion carried 7-yes; 0-no.

B. Consider and take action on a replat for "The Sandlot" Lot 1R being a replat of The Smiley Acres Addition, Tracts 1 & 2.

City Planner Ben Rodriguez presented the staff report and added that the applicant plans to create fields for outdoor sports. The applicant is aware that he will have to replat to establish fire lanes and utility easements but wishes to move forward with this replat.

Commissioner Barley asked what uses would be allowed.

Mr. Rodriguez explained that since the replat is not in the corporate city limits of Celina that the Zoning Ordinance does not apply and therefore the City cannot regulate land uses or aesthetics. However, the applicant must comply with the building standards and the Subdivision Ordinance

There being no further questions or comments, Commissioner Terry moved to approve Item B.

Commissioner Barley seconded the motion.

Motion carried 7-yes; 0-no.

- C. Consider and take action on a Meritorious Exception request for signage from Nordic Pure, 2500 N. Louisiana Drive.

City Planner Ben Rodriguez presented the staff report explaining that the sign had been partially erected without a permit before Staff discovered the sign and directed the applicant to cease construction. The applicant then applied for a permit and since the sign did not meet the standards of the Sign Ordinance, the permit was denied. The applicant then applied for a Meritorious Exception to allow the sign as designed.

Mr. Rodriguez stated that the size of the sign was over six times the allowed sign for a monument sign. He went on to explain the criteria for granting a Meritorious Exception and stated that, in Staff's opinion, the sign as presented did not meet this criteria.

Commissioner Hangartner asked if the sign was constructed without a permit.

Mr. Rodriguez answered in the affirmative.

Commissioner Schmitt asked if the applicant could construct two smaller signs on the property.

Mr. Rodriguez answered that the Sign Ordinance allows only one monument sign per tract.

Commissioner Haley asked about the location of the sign.

Mr. Rodriguez estimated that the sign was located approximately 27 feet from the centerline of Louisiana Street.

Chairman Ousley asked if the applicant was present and wished to address the Commission. No one came forward to speak.

Commissioner Haley stated that although the Frisco Sign Ordinance size limitation is the same, Frisco allows two signs on a property.

Director of Planning and Development Services Helen-Eve Liebman stated that the double signage is likely applied only to properties with two street frontages and this tract only has one.

Commissioner Waina asked if there were other signage options available to the applicant.

Mr. Rodriguez stated that in addition to a monument sign, the business would be allowed a wall sign.

Commissioner Terry moved to deny Item C.

Commissioner Schmitt seconded the motion.

Motion carried 7-yes; 0-no.

VI. ADJOURNMENT:

There being no further business, Chairman Ousley adjourned the meeting at 6:55 p.m.

Helen-Eve Liebman, AICP
Director of Planning & Development Services
City of Celina, Texas

Date

Jace Ousley, Chairman
Planning and Zoning Commission

Date



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Helen-Eve Liebman, AICP,
Director of Planning and Development Services
Meeting Date: May 19, 2015
Re: Director's Report

The following items were considered at the May 12, 2015 City Council meeting:

Annexations:

1. Adopted an Ordinance annexing four tracts (8.931 acres, 7.370 acres, 1.025 acres, and 10.0 acres) generally located on the west side of Preston Road, east of the BNSF Railroad, north of East Carthage Road, and south of Mark Alexander Court (Champion Waste/Batch Plant).
2. Adopted an Ordinance annexing one tract of land (86.64 acres) generally located south of Carey Road, north of Parvin Road and west of CR-6 (West Celina 86).
3. Adopted an Ordinance annexing one tract of land (4.518 acres) generally located north and east of FM 455, west of CR 96 and south of the Grayson/Collin County line (Pakvest).
4. Approved a Development Agreement between the City and Pakvest regarding provision of services to the annexed area (Pakvest).
5. Conducted two public hearings for the involuntary annexation of a 90.285 acre tract of land generally located west of CR-97, south of CR-104 and north of CR-100 (Littell).
6. Conducted two public hearings for the involuntary annexation of a 16.85 acre tract of land located east of Oklahoma Street, south of Ash Street (Eland Energy).
7. Considered the petition from Billie and Jane Huddleston for the voluntary annexation of two tracts of land (58.458 acres and 60.133 acres) and set the public hearing dates for June 9, 2015 (Huddleston).
8. Considered the staff petition for the involuntary annexation of four tracts of land (7 acres, 4.115 acres, 34.815 acres, 107.207 acres and 15.0016 acres) and set the public hearing dates for June 9, 2015 (Martinek Grain, Chen and Earthman).

Plats:

1. Approved the replat for the Sandlot Addition.

Other Items:

1. Considered and denied an application for a Meritorious Exception to the Sign Ordinance by Nordic Pure.
2. Amended a Resolution regarding the City's Street Naming Policy, adopted a Thoroughfare Plan Map with future street name holders and changed the names of the following streets: Settlers Ridge as "J Fred Smith Parkway," Carthage Road (Business 289) to "Legacy Drive," Carter Ranch Road to "Punk Carter Parkway," and East and West Sunset Boulevard as East and West "Carl Darnall Parkway."
3. Considered and approved a Development Agreement between the City of Celina and Frasier Capitol determining Roadway Proportionality Fees for Wellspring Estates.

4. Considered and approved a resolution creating a Public Improvement District, set a public hearing date for June 9, 2015, and directed city staff to carry out all proper noticing for the creation of a PID, for Ownsby Farms.
5. Considered and approved a resolution creating a Public Improvement District, set a public hearing date for June 9, 2015, and directed city staff to carry out all proper noticing for the creation of a PID, for Sutton Fields.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: May 19, 2015
Re: Zoning Request for West Celina 86 Planned Development.

Action Requested:

Conduct a public hearing to consider testimony and take action on a zoning amendment request on a ±86.64 acre tract of land located in the John Morton Survey, Abstract Number 791, and the Anthony Thomasson Survey, Abstract Number 1265, Denton County, Texas. The property is generally located on the south of Carey Road, east of Smiley Road, west of CR 6 (Legacy Drive) and north of Parvin Road. (West Celina 86)

Background Information:

The applicant is requesting the establishment of a Planned Development Zoning District which would incorporate approximately 86.64 acres as a combination of single-family, detached housing units, townhomes, and neighborhood retail land uses.

The applicant is proposing two lot types for the single family detached product with lot widths of 50 feet and 60 feet. The proposal also incorporates townhomes, the townhome (single family attached) product will have lot widths of 30 feet and be limited to 100 units.

The proposed Concept Plan allocates approximately 3 acres to commercial/neighborhood retail at the northeast corner of the tract.

The tract is divided by a 100 year floodplain; development southeast of the creek (Tract 3) shall be limited to 30 lots until a second point of access is constructed.

Public Notice:

The public hearing notice was published in the Celina Record on Friday, April 3, 2015 and zoning signs were placed on the property on Thursday, April 2, 2015. Notices were mailed on April 3, 2015, as of 5/15/2015 staff has received no responses.

Supporting Documents:

- PD Regulations
- Concept Plan

Board/Committee Recommendation: At its regularly scheduled meeting on April 21, 2015 the Celina Planning and Zoning Commission recommended that the item be tabled until the Planning and Zoning Commission meeting on May 19, 2015.

Staff Recommendation:

Staff recommends that the item be recommended for approval on the condition that staff's comments are addressed prior to the City Council meeting on June 9, 2015.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at brodriguz@celina-tx.gov.

A PROJECT BY:



PLANNED DEVELOPMENT
STANDARDS
FOR
WEST CELINA 86 PARTNERS, LTD.

MAY 2015

Prepared By:



4821 Merlot Avenue, Suite 210 :: Grapevine, TX 76051 :: 817-488-4960

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PLANNED DEVELOPMENT – WEST CELINA 86

INTRODUCTION

SUMMARY AND INTENT

This zoning submittal encompasses approximately 86 total acres of land within the City of Celina Extra Territorial Jurisdiction (ETJ) more fully described on the legal description attached as Exhibit A (the “Property”) and depicted on Exhibit B (the “Concept Plan”). It is the intent of this PD to offer greater flexibility and clarity for mixed-use, commercial/retail and residential development.

This zoning submittal promotes development that will improve the balance of land uses in the area by increasing the number of single-family units and increasing the potential for retail, commercial and mixed-use development. The PD will provide an expanded range of housing choices through varying lot sizes of Single Family detached housing that currently is unavailable under the approved PD zoning ordinance and by doing so will follow current market trends observed in surrounding cities.

PROJECT LOCATION

As shown in Exhibit B, the proposed PD is located in southwest Celina. A legal description (Exhibit A) and property exhibit (Exhibit B) for the Property is provided in this document.

EXISTING CONDITIONS

PHYSICAL DESCRIPTION/SURROUNDING LAND USE

The property is primarily undeveloped with historical agricultural use. The property contains a residence with multiple barn structures. The existing conditions surrounding the Property are primarily agricultural with sparse residential housing.

ANNEXATION

The Property is currently outside the City limits of Celina within Celina’s ETJ. An annexation petition has been submitted.

EXISTING THOROUGHFARES/THOROUGHFARE PLAN

The property is bordered and accessed by Carey Road along the north property line approximately half a mile west of Legacy Drive. Carey Road is currently an all-weather road.

PROPOSED CONDITIONS

PROPOSED LAND USES

The proposed land uses are:

- Single-Family, Suburban Moderate-High Residential (Suburban Mix)
 - Single family detached dwellings with varying lot sizes of at least 6,000 SF
 - Typical lot sizes: 50’x120’ and 60’x125’
- Townhome – Typical lot size: 30’x100’
- Commercial/Retail (Neighborhood Retail)

PROPOSED THOROUGHFARES AND ACCESS

The proposed development adheres to the Celina Thoroughfare Plan, which designates Carey Road as a major collector (60'-80' right-of-way). The thoroughfare plan also indicates a north/south minor arterial (90'-100' right-of-way) through the property. This PD provides north/south access through the use of internal roads as shown in Exhibit B. In addition to the roadway alignments according to the Master Thoroughfare Plan, residential roadways and internal commercial and mixed-use driveways will be utilized for internal traffic circulation.

CONCEPT PLAN

Exhibit B identifies and locates the proposed land uses outlined within the Property. All land uses shall conform to the District Regulations unless modified herein. The proposed development should have unified and consistent design elements and provide an integrated development that compliments the City of Celina.

DEFINITIONS

Any capitalized terms not defined below are per the definition as provided in the City of Celina Code of Ordinance Chapter 14.

Common Area: Any portion of the PD District that does not constitute a residential lot or street right-of-way and is owned by the Homeowners Association.

Covered Front Porch: An area of at least 50 square feet covered by the main roof or an architectural extension of the Main Structure.

PD District Concept Plan (Exhibit C): The graphic plan for PD District that establishes and delineates the location of the respective Lot Types and is attached as Exhibit C.

Main Structure: The primary structure to be constructed on any Lot.

Open Space: Publicly accessible parks, greens, sports fields, natural flood plain, and tot lots shall constitute Open Space.

Parkway: The area of right-of-way between the curb and the sidewalk adjacent to residential lots.

PD District: The land and/or lots contained within the legal boundaries identified in Exhibit A.

Shall: A term requiring compliance.

Should: A term encouraging compliance.

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
ZONING EXHIBIT

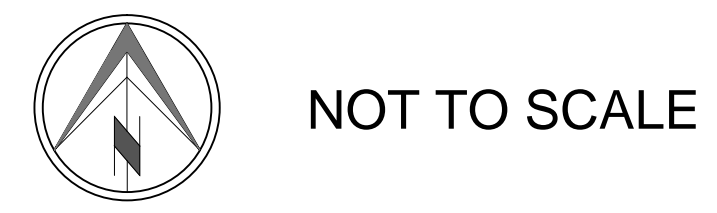
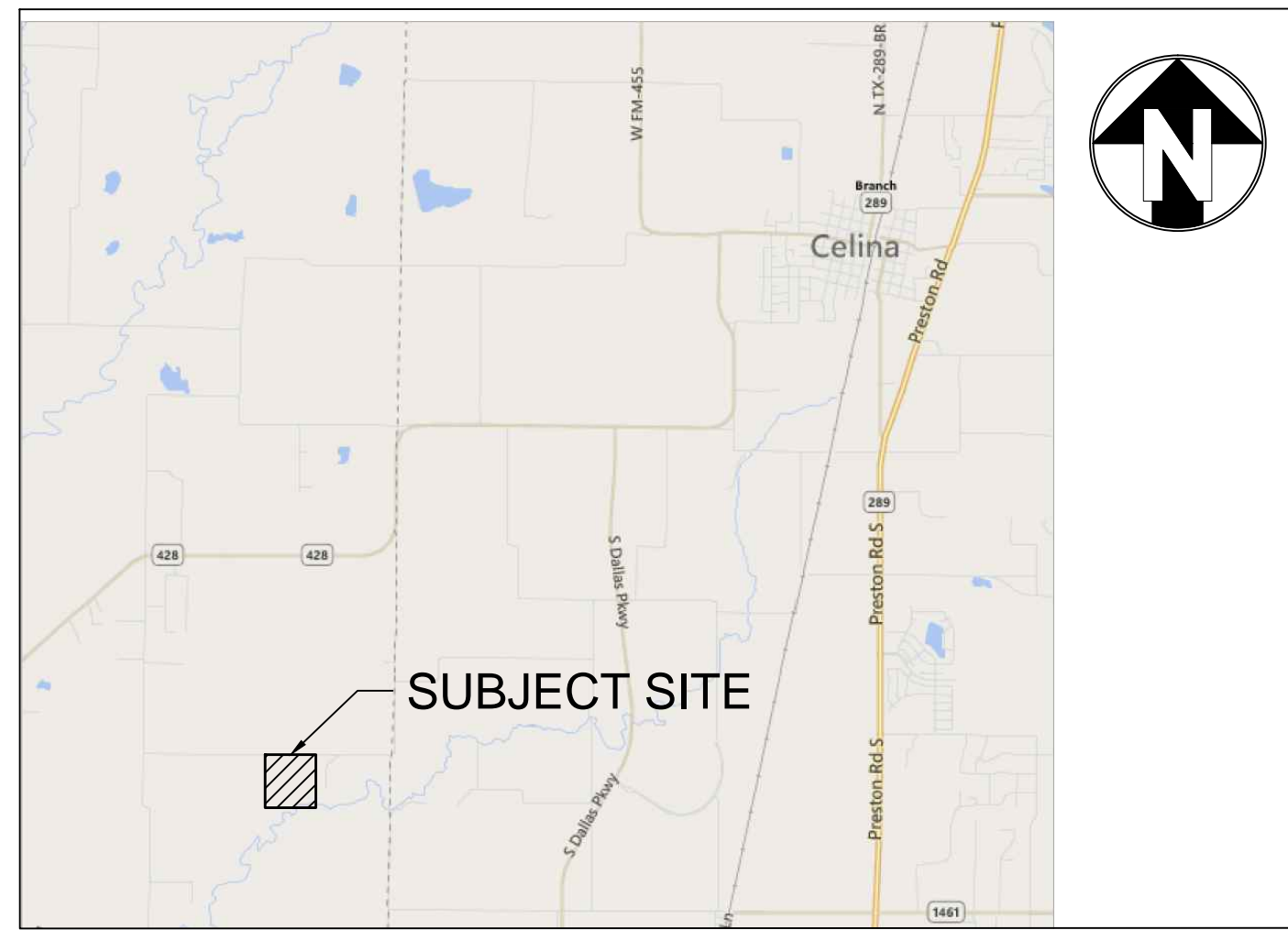
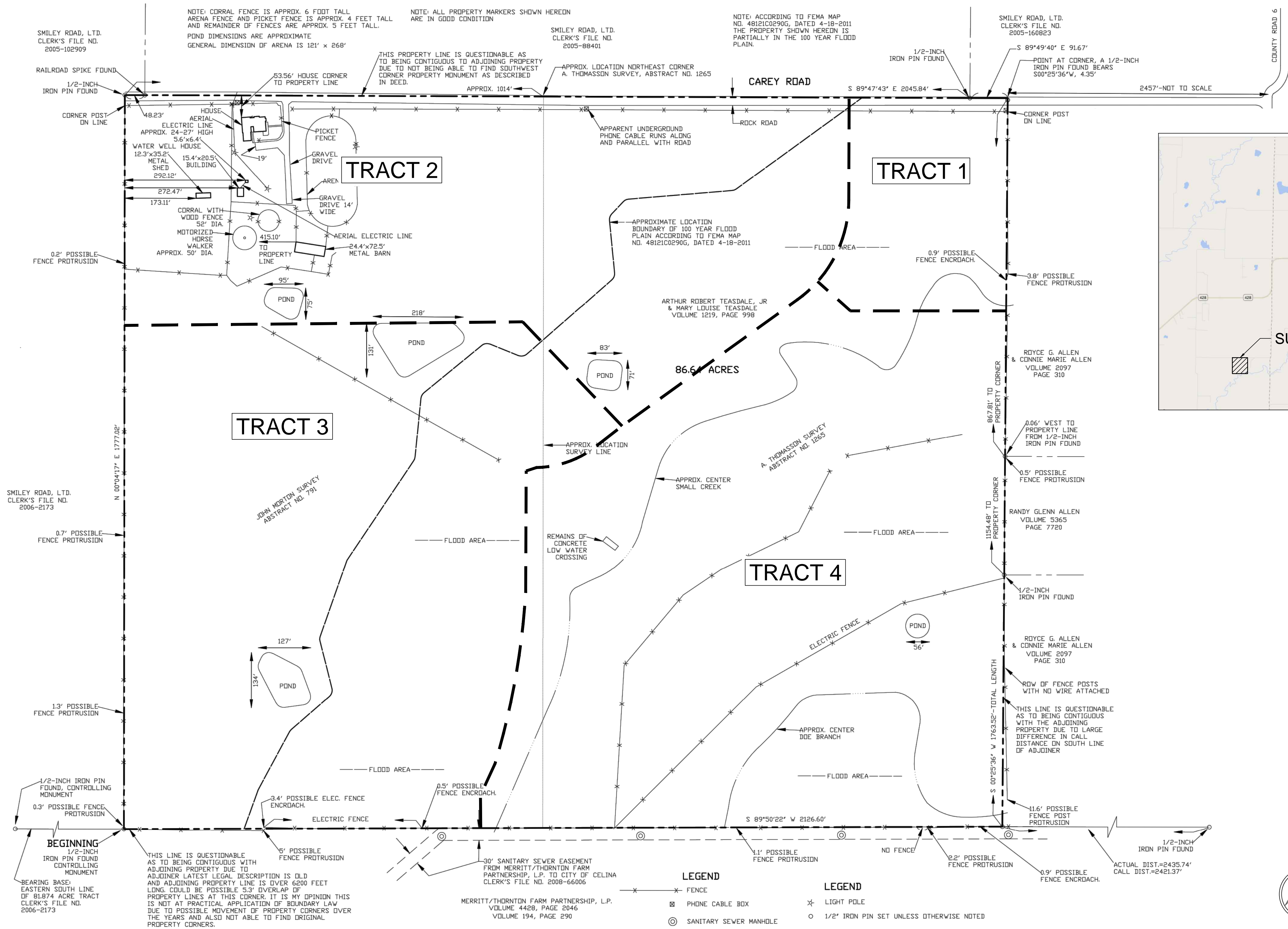


EXHIBIT C
CONCEPT PLAN



LAND USE & ACREAGE ANALYSIS

LEGEND			
SF	SINGLE FAMILY	(TYP. 50' X 120')	±34.9 AC.
SF	SINGLE FAMILY	(TYP. 60' X 125')	±12.5 AC.
TH	TOWNHOMES	(TYP. 30' X 100')	±11.9 AC.
NR	NEIGH. RETAIL		±3.0 AC.
	OPEN SPACE/DETENTION		±20.3 AC.
	RIGHT OF WAY		±4.04 AC.
TOTAL			±86.64 AC.

*All land uses, lots, buildings, driveways, parking, landscape and open space areas are conceptual and subject to change as detailed in the Planned Development document.

NOTE: DEVELOPMENT SOUTHEAST OF CREEK SHALL BE LIMITED TO 30 LOTS UNTIL SECOND POINT OF ACCESS IS CONSTRUCTED



a schematic plan for

WEST CELINA 86
PARTNERS, LTD.
± 86.64 ACRES OF LAND

prepared for

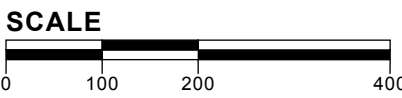


– Land Planning Consultants –
23501 Cinco Ranch Blvd., Suite A-250
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MAY 15, 2015
KGA #10531

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EXHIBIT D

DEVELOPMENT REGULATIONS

GENERAL

The purpose of the proposed PD is to provide the flexibility for commercial, retail, townhome and single family detached development in accordance with City of Celina Ordinances.

Any significant changes to the land uses as depicted on the on the Concept Plan shall require approval by the City of Celina Planning and Zoning Commission, as well as, the City of Celina City Council. The following are the changes to the Conceptual Site Plan that are allowed within the PD without an amendment to this PD. Street pattern, building location and individual uses are proposed and may be adjusted so long as the general character within each base zoning district in the PD is adhered to and the general location of mixed use/multi-family residential, commercial and retail uses remains as shown in the Concept Plan.

SINGLE-FAMILY – TRACTS 2, 3 & 4

The base zoning for the proposed PD shall be “SF-R” (Single-Family Residential) district as it exists or may be amended. The following regulations shall also apply.

I. PERMITTED USES:

The following uses shall be allowed:

1. Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
2. Residential Uses: Single-family detached dwellings
3. Community Facility Uses:
 - A. Public and private parks;
 - B. Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
 - C. Amenity centers
 - D. Landscaped Entry Features
4. Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
5. Manufactured and/or modular homes are prohibited in this PD district.
6. Accessory dwellings are prohibited in this PD district.

II. RESIDENTIAL DESIGN GUIDELINES

The PD District will include a variety of lot types in order to achieve the goals established for the district. The lot types and requirements for each shall be as follows:

A. Lot Type 1 (SF-1):

1. **Purpose:** This lot type is designed to allow single family detached dwellings on lots of not less than six thousand (6,000) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
2. **Height Regulations:** No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof. Accessory structures shall not exceed twenty-five feet (25').
3. **Area Regulations:** The following minimum standards shall be required as measured from property lines:
 - a. Lot Size: Six thousand (6,000) square feet.
 - b. Lot Coverage: The maximum Lot Coverage shall not exceed sixty percent (60%).
 - c. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be seventeen hundred (1,700) square feet.
 - d. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.
 - e. Rear Yard: Ten feet (10') minimum.
 - f. Side Yard: Five feet (5') minimum.
 - g. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
 - h. Lot Width: Fifty feet typical (50'); forty feet (40') minimum (@ right-of-way) on cul-de-sac lots.
 - i. Lot Depth: One hundred twenty feet (120') minimum.
 - j. Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
 - k. Roof Pitch: 6:12 Minimum

B. Lot Type 2 (SF-2):

1. **Purpose:** This lot type is designed to allow single family detached dwellings on lots of not less than seven thousand five hundred (7,500) square feet, with front-entry garages, together with the allowed incidental and accessory uses.
2. **Height Regulations:** No building shall exceed forty feet (40') or two and one-half (2-1/2) stories in height to the highest point of its roof.
3. **Area Regulations:** The following minimum standards shall be required as measured from property lines:
 - a. Lot Size: Seven thousand five hundred (7,500) square feet.
 - b. Lot Coverage: The maximum Lot Coverage shall not exceed fifty-five percent (55%).
 - c. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be nineteen hundred (1,900) square feet.
 - d. Front Yard: Twenty feet (20') minimum. Key lots shall have 2 front yards. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.
 - e. Rear Yard: Ten feet (10') minimum.
 - f. Side Yard: Five feet (5') minimum.

- g. Side Yard Adjacent to Street: Fifteen feet (15') minimum.
- h. Lot Width: Sixty feet (60') typical; fifty feet (50') minimum (@ right-of-way) on cul-de-sac lots.
- i. Lot Depth: One hundred twenty-five feet (125') minimum.
- j. Lot Depth (cul-de-sac lot): Eighty-five feet (85') minimum.
- k. Roof Pitch: 8:12 Minimum

C. Single Family, Townhome: - Tract 2 Only

- 1. Area Regulations:
 - a. Lot Size: Minimum three thousand (3,000) square feet and thirty (30) feet in width when measured at the front yard setback line.
 - b. Maximum lot size: No Maximum lot size.
 - c. Height: The primary structure shall not exceed forty five (45) feet in height as measured to the peak.
- 2. Setbacks (All setbacks are measured from the property line):
 - a. Front yard: Minimum building setback of fifteen (15) feet, integral architectural elements of the main structure may extend up to five (5) feet into the front yard. A garage door must be set back a minimum of twenty-one (21) feet. A corner lot shall have two front yards.
 - b. Side Yard: A minimum building setback of fifteen (15) feet shall be provided on each side of the lot. A garage door must be set back a minimum of twenty (20) feet. The setback shall be twenty (20) feet when adjacent to single-family detached.
 - c. Interior Side Yard: An interior side yard setback of zero (0) feet shall be permitted provided that all dwelling units maintain a minimum wall to wall separation of ten (10) feet. No portion of a building may cross a property line.
 - d. Rear Yard: A minimum building setback of fifteen (15) shall be provided on the rear of the lot. A garage door must be set back a minimum of twenty (20) feet if alley access is provided. The setback shall be twenty (20) feet when adjacent to single-family detached.
- 3. Maximum impervious surface:
 - a. No more than eighty five (85) percent of the total lot area, including main buildings, accessory buildings, parking lots, drive, fire lanes and loading areas shall be impervious surface.
- 4. Connectivity:
 - a. A minimum of two (2) vehicular points of connection to adjacent roadways shall be provided. The connection can be through either a direct driveway to the adjacent roadway or through a shared access driveway to the adjacent roadway.
 - b. A minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.

III. Residential Development and Design Standards

A. Landscape Standards: All development within this PD District shall comply with the City's current landscape ordinance.

B. Screening Standards: All development within this PD District shall comply with the following minimum screening requirements:

1. Lots adjacent to thoroughfares: 6' masonry wall
2. Lots adjacent to minor arterials or collectors: 6' masonry wall
3. Lots adjacent to open space or park land: 6' masonry wall or 4' wrought iron fence
4. 15' landscape buffer for all lots backing or siding to thoroughfares and collectors
5. Commercial adjacent to Residential: 6' masonry wall
6. Single-family residential adjacent to Townhome: 6' wood fence

Note: Screening wall to extend from rear property line to front building line where applicable.

C. Amenities: This PD District must include a minimum of four (4) of the following amenity features:

1. Amenity Center
2. Swimming Pool
3. Passive Recreation Field
4. Private, Off-Street Hike/Bike Trail to connect to future public trail
5. Outdoor Meeting Space
6. Pocket Parks

IV. DENSITY

- A. Single family detached units shall not exceed a maximum density of four (4) dwelling units per gross acre (du/ga).
- B. Townhome units shall not exceed one hundred (100) units.

RETAIL AND OFFICE – TRACT 1

All Retail and Commercial Development within the PD (see Concept Plan) shall meet the standards of the Retail and Office (RO) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended. The following regulations shall also be applicable:

I. PERMITTED USES: The following uses shall be allowed:

1. Armed Services Recruiting
2. Artist Studio
3. Auto Laundry or Carwash (CUP required if adjacent to Single Family detached development)
4. Auto Supply Store for new & rebuilt parts
5. Bakery or Confectionary (retail)
6. Bank/Credit Unions
7. Child Day Care (business)
8. Church/Place of Worship
9. Convenience Store without gas sales
10. Farmers Market (public)
11. Food or Grocery Store
12. Garden Shop (inside storage)
13. General Retail Store
14. Laundry/Dry Cleaning (drop off/ pick up)
15. Offices (Professional and general business)
16. Parking Lot Structure, Commercial (auto)
17. Personal Services Shop
18. Pet and animal grooming shop (No outdoor kennel)
19. Restaurant (Drive-In service, with or without drive-through service)
20. Retirement Home/Home for the Aged
21. Theatre or Playhouse (indoor)
22. Veterinarian (indoor kennels)

II. Permitted with Conditional Use Permit: The following uses shall be allowed with an approved CUP:

1. Funeral Home with or without crematorium
2. Kiosk (providing a service)
3. Tire Dealer with Open Storage
4. Outdoor Display/sales (shall be screened and may not exceed 15% percent of the total gross floor area of the entire structure)
5. Nursery (retail sales outdoor)
6. Auto repair (Major/minor)
7. Auto Laundry or carwash (CUP required if adjacent to Single Family detached development)
8. Club, private (class I & II)
9. Convenience Store with gas sales
10. Extended Stay Hotels (residence hotels)

III. Prohibited Uses:

1. Check Cashing Services
2. Recycling Kiosk
3. Sexually Oriented Business
4. Multi-Family
5. Motel

IV. DESIGN GUIDELINES

A. RETAIL AND COMMERCIAL:

1. Area Regulations:
 - a. Maximum lot size: No Maximum lot size.
 - b. Minimum Lot size: No lot shall be less than 32,670 square feet.
 - c. Front yard: A minimum building setback of twenty-five (25) feet shall be provided on the front of the lot. A corner lot shall have 2 front yards.
 - d. Side Yard: A minimum building setback of eight (8) feet shall be provided on the side of the lot. A minimum building setback of fifty (50) feet shall be provided on the side of the lot when adjacent to a residential lot.
 - e. Rear Yard: A minimum building setback of fifteen (15) feet shall be provided on the rear of the lot. A minimum building setback of fifty (50) feet shall be provided adjacent to single-family detached.
 - f. Maximum impervious surface: No more than eighty five (85) percent of the total lot area, including main buildings, accessory buildings, parking lots, drive, fire lanes and loading areas shall be impervious surface.
 - g. Building size for nonresidential structures: No building footprint shall exceed 190,000 square feet in size.
2. Connectivity:
 - a. A minimum of two (2) vehicular points of connection to adjacent roadways shall be provided. The connection can be through either a direct driveway to the adjacent roadway or through a shared access driveway to the adjacent roadway.
 - b. A minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
3. Parking/Loading Requirements:
 - a. Parking shall be in accordance with City standards.
4. Temporary/Seasonal Sales:
 - a. Temporary structures and kiosks for temporary and/or seasonal sales are permitted for a period not to exceed forty-five (45) consecutive days. Such sales may include, but are not limited to, Valentine's Day sales, Christmas tree sales, pumpkin sales, etc. Structures shall be located on a concrete paved surface. Structures may only occupy parking spaces if the spaces are in excess of the minimum required parking based on the City of Celina Parking ratios. Restroom facilities must be provided.

- b. Large shipping containers may be placed in the rear of anchor retail uses if they are entirely screened from view. The screening must be provided by a masonry wall (brick or CMU) a minimum of eight feet (8) in height or the height of the container, whichever is greater. The Wall must be composed of materials that match those used on the main structure.

V. LAND USE SUMMARY

The following are maximum allowable percentages of land use by Tract unless otherwise described:

- A. Tract 1 – R/O & SF-R Base
 - a. Single-Family (SF-1) 100%
 - b. Single-Family (SF-2) 100%
 - c. Commercial 100%
 - d. Townhome (TH-1) 0%
- B. Tract 2 – SF-R Base
 - a. Single-Family (SF-1) 100%
 - b. Single-Family (SF-2) 75%
 - c. Commercial 0%
 - d. Townhome (TH-1) 75% *100 units maximum
- C. Tract 3 – SF-R Base
 - a. Single-Family (SF-1) 80%
 - b. Single-Family (SF-2) 20% (Minimum)
 - c. Commercial 0%
 - d. Townhome (TH-1) 0%
- D. Tract 4 – SF-R Base
 - a. Single-Family (SF-1) 0%
 - b. Single-Family (SF-2) 100% (Minimum)
 - c. Commercial 0%
 - d. Townhome (TH-1) 0%

Open Space: The PD will contain no less than 22% of the net acres of open space including 17.8 acres of floodplain and detention area. Any detention or floodplain areas counted as open space shall be landscaped and amenitized with benches and sidewalks on a minimum of 3 sides. Open space shall be owned and maintained by a property ownership association(s).



LAND USE & ACREAGE ANALYSIS

LEGEND			
SF	SINGLE FAMILY	(TYP. 50' X 120')	±34.9 AC.
SF	SINGLE FAMILY	(TYP. 60' X 125')	±12.5 AC.
TH	TOWNHOMES	(TYP. 30' X 100')	±11.9 AC.
NR	NEIGH. RETAIL		±3.0 AC.
	OPEN SPACE/DETENTION		±20.3 AC.
	RIGHT OF WAY		±4.04 AC.
TOTAL			±86.64 AC.

*All land uses, lots, buildings, driveways, parking, landscape and open space areas are conceptual and subject to change as detailed in the Planned Development document.

NOTE: DEVELOPMENT SOUTHEAST OF CREEK SHALL BE LIMITED TO 30 LOTS UNTIL SECOND POINT OF ACCESS IS CONSTRUCTED



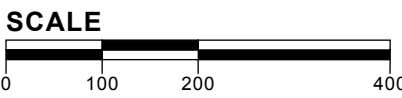
a schematic plan for
WEST CELINA 86
PARTNERS, LTD.
± 86.64 ACRES OF LAND



— Land Planning Consultants —
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494

7000 North Mopac, Suite 330 Austin, TX 78731 2595 Dallas Parkway, Suite 204 Frisco, TX 75034

Tel: 281-579-0340



MAY 15, 2015
KGA #10531

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOODPLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Memorandum

To: **The Celina Planning and Zoning Commission**
CC: Mike Foreman, City Manager
From: Ben Rodriguez, Planner
Meeting Date: May 19, 2015
Re: Consider and take action on a replat for Lot 2R, Block A of the Light Farms Homestead Court Addition.

Action Requested:

Consider and take action on a replat for Lot 2R, Block A of the Light Farms Homestead Court Addition.

Background Information:

The proposed replat is to facilitate the construction of a PISD Elementary School in the Light Farms subdivision.

Staff has provided the applicant with comments to address minor concerns with the plat language.

Public Notice:

N/A

Supporting Documents:

- Plat exhibit.

Legal Review:

N/A

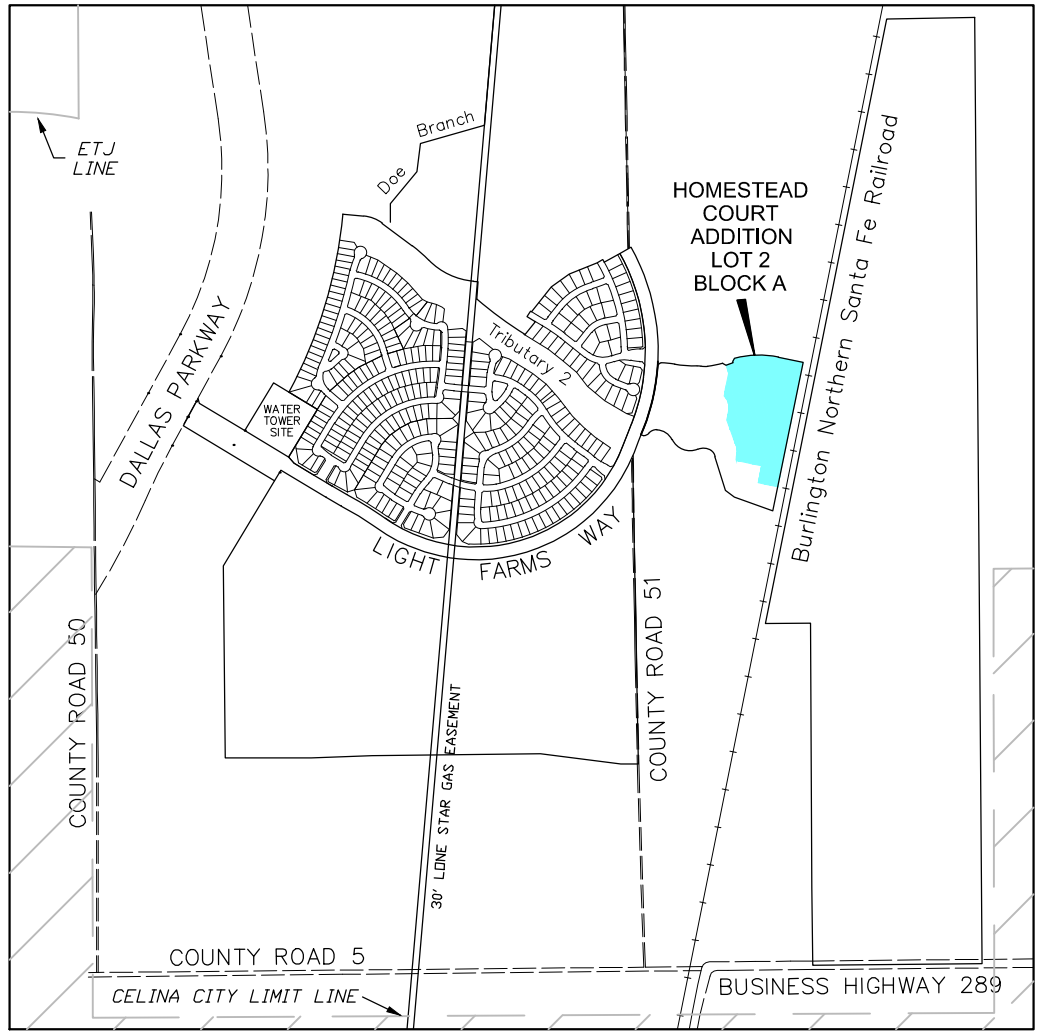
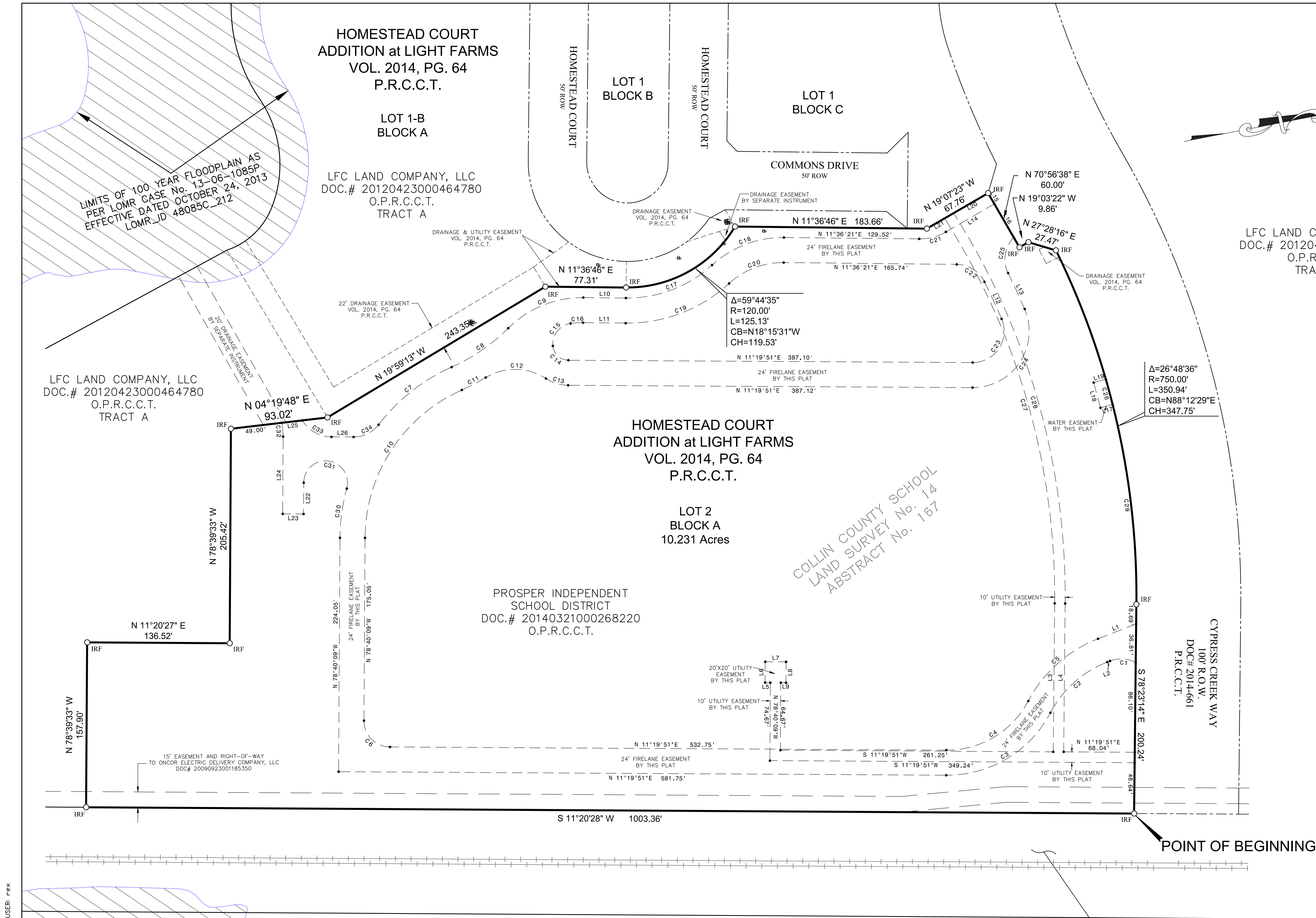
Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends that the item be approved on the condition that the applicant addresses staff's comments prior to the City Council Meeting on June 9, 2015.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1022 or by email at Brodriguz@celina-tx.gov.



50 0 50 100 150
GRAPHIC SCALE: 1" = 50'
BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE
NAD 1983 TIED TO THE TEXAS STATE PLANE COORDINATE
SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202).

LEGEND:
IRF = 5/8" IRON ROD SET WITH YELLOW
PLASTIC CAP STAMPED HUITT-ZOLLARS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY, TEXAS

- Note:
1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
 2. The area or areas shown on the plat as "VAM" (Visibility, access and Maintenance) Easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
 3. All lot corners will be marked with a 5/8 inch iron rod with yellow plastic cap stamped Huitt-Zollars.

REPLAT
LOT 2, BLOCK A
HOMESTEAD COURT ADDITION
AT
LIGHT FARMS

10.231 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABSTRACT No. 167
COLLIN COUNTY, TEXAS

DEVELOPER/OWNER:
Prosper Independent School District
605 East Seventh Street, Prosper, TX 75078
Phone 469-219-2000 Fax 972-346-9247

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

MARCH, 2015

SHEET 1 OF 2

Course	Bearing	Distance
L1	N 10°14'46" W	39.07'
L2	S 10°14'46" E	2.86'
L3	N 78°26'38" W	142.12'
L4	N 78°26'38" W	142.08'
L5	S 11°19'51" W	5.00'
L6	N 78°40'09" W	20.00'
L7	N 11°19'51" E	20.00'
L8	S 78°40'09" E	20.00'
L9	S 11°19'51" W	5.00'
L10	N 11°37'10" E	40.84'
L11	N 11°37'10" E	40.84'
L12	N 76°12'16" E	38.19'
L13	N 76°19'13" E	37.95'
L14	N 19°03'59" W	53.57'
L15	N 70°56'38" E	11.86'
L16	N 70°56'38" E	37.14'
L17	S 03°55'53" E	12.00'
L18	S 85°53'28" W	25.00'
L19	N 03°55'53" W	12.00'
L20	N 19°03'22" W	38.12'
L21	N 19°03'22" W	19.62'
L22	S 78°40'10" E	30.00'
L23	S 11°19'50" W	20.00'
L24	N 78°40'10" W	74.00'
L25	N 04°19'48" E	19.74'
L26	N 11°19'50" E	21.16'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	30.00'	25.45'	48°36'44"	24.70'	S 14°03'36" W
C2	104.00'	74.41'	40°59'44"	72.84'	S 30°44'38" E
C3	112.00'	122.32'	62°34'22"	116.35'	S 19°57'20" E
C4	88.00'	96.10'	62°34'22"	91.40'	N 19°57'20" W
C5	128.00'	91.59'	40°59'44"	89.64'	N 30°44'38" W
C6	25.00'	39.27'	89°59'59"	35.36'	S 56°19'52" W
C7	180.00'	89.56'	28°38'33"	89.05'	N 27°16'24" W
C8	180.00'	66.18'	21°03'59"	65.81'	N 23°29'07" W
C9	100.00'	79.65'	45°38'17"	77.56'	N 11°11'58" W
C10	156.00'	178.93'	65°43'01"	169.28'	N 45°48'38" W
C11	204.00'	25.89'	7°16'19"	25.87'	N 16°35'18" W
C12	54.00'	60.81'	64°31'25"	57.65'	N 12°02'15" E
C13	39.00'	22.52'	33°05'22"	22.21'	N 27°52'24" E
C14	15.00'	22.23'	84°54'40"	20.25'	S 53°47'11" W
C15	20.00'	30.14'	86°21'25"	27.37'	N 40°34'46" W
C16	76.00'	11.97'	9°01'14"	11.95'	N 07°06'33" E
C17	120.00'	90.47'	43°11'54"	88.35'	N 09°58'47" W
C18	100.00'	75.37'	43°11'05"	73.60'	N 09°59'11" W
C19	144.00'	108.57'	43°11'54"	106.02'	N 09°58'47" W
C20	76.00'	57.28'	43°11'05"	55.94'	N 09°59'11" W
C21	50.00'	26.77'	30°40'20"	26.45'	N 03°43'49" W
C22	30.00'	32.98'	62°59'47"	31.35'	N 43°06'14" E
C23	30.00'	58.43'	113°30'02"	50.18'	S 45°25'10" E
C24	54.00'	106.97'	113°30'02"	90.32'	S 45°25'10" E
C25	30.00'	36.80'	70°16'36"	34.53'	S 70°03'06" E
C26	750.00'	25.00'	1°54'36"	25.00'	N 85°53'28" E
C27	672.00'	389.00'	33°09'59"	383.59'	S 85°03'02" W
C28	682.00'	394.34'	33°07'44"	388.87'	S 85°04'06" W
C29	750.00'	193.30'	14°46'01"	192.76'	N 85°46'14" W
C30	180.00'	47.66'	15°10'17"	47.52'	N 71°05'00" W
C31	20.89'	71.49'	195°10'18"	41.60'	S 18°54'59" W
C32	65.00'	13.24'	11°40'26"	13.22'	N 84°30'23" W
C33	33.00'	33.46'	58°05'32"	32.04'	N 40°22'36" E
C34	30.00'	27.71'	52°55'31"	26.74'	N 15°07'55" W

DWG: J:\Survey\3905159-School Replat\TVG-Replat Lot 2 Block Adwg
DATE: Mar 27, 2015 10:03am USER: rex

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, PROSPER INDEPENDENT SCHOOL DISTRICT are the owners of a tract of land situated in the Collin County School Land Survey No. 14, Survey, Abstract No. 167, Collin County, Texas and being all of Lot 2, Block A of the Replat of Homestead Court Addition at Light Farms, an addition to the Collin County, Texas, as recorded under Document No. 2014-64 of the Plat Records, Collin County, Texas, and described in instrument to Prosper Independent School District as recorded under Document Number 20140321000268220 of the Official Property Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeast corner of Lot 2, Block A, said corner being at the intersection of the westerly right-of-way line of the Red River Texas & Southern Railway Company Railroad (currently Burlington Northern Santa Fe Railroad), a 100.0 foot wide right-of-way, as described in instrument recorded in Volume 121, Page 20, I.R.C.C.T, with the platted south right-of-way line of Cypress Creek Way, a 100.0 foot wide right-of-way, as established by Cypress Creek Way Extension, an addition to the Collin County, Texas, as recorded under Document No. 2014-661 of the Plat Records, Collin County, Texas;

THENCE, South 11 degrees 20 minutes 28 seconds West along the westerly right-of-way line of said Red River Texas & Southern Railway Company Railroad, a distance of 1,003.36 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southeast corner of Lot 2, Block A;

THENCE, departing the westerly right-of-way line of said Red River Texas & Southern Railway Company Railroad, North 78 degrees 39 minutes 33 seconds West along the south line of Lot 2, Block A, a distance of 157.90 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the most southerly southwest corner of Lot 2, Block A;

THENCE, along the westerly line of Lot 2, Block A the following courses and distances:

North 11 degrees 20 minutes 27 seconds East continuing along a south line of Lot 2, Block A, a distance of 136.52 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 78 degrees 39 minutes 33 seconds West a distance of 205.42 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 04 degrees 19 minutes 48 seconds East a distance of 93.02 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 19 degrees 59 minutes 13 seconds West a distance of 243.35 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 36 minutes 46 seconds East a distance of 77.31 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 59 degrees 44 minutes 35 seconds, a radius of 120.00 feet, a chord bearing of North 18 degrees 15 minutes 31 seconds West, with a chord length of 119.53 feet;

Along said curve to the left an arc length of 125.13 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 36 minutes 46 seconds East a distance of 183.66 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 19 degrees 03 minutes 23 seconds West a distance of 67.76 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" in the south right-of-way line of Cypress Creek Way;

THENCE, along the south right-of-way line of Cypress Creek Way the following courses and distances:

North 70 degrees 56 minutes 38 seconds East departing the easterly line of Homestead Court Addition, a distance of 60.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 19 degrees 03 minutes 22 seconds West a distance of 9.86 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 27 degrees 28 minutes 16 seconds East a distance of 27.47 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right with a central angle of 26 degrees 48 minutes 36 seconds, a radius of 750.00 feet, a chord bearing of North 88 degrees 12 minutes 29 seconds East, with a chord length of 347.75 feet;

Along said curve to the right an arc length of 350.94 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 78 degrees 23 minutes 14 seconds East a distance of 200.24 feet to the POINT OF BEGINNING and CONTAINING 10.231 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Prosper Independent School District, acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **REPLAT of LOT 2, BLOCK A, HOMESTEAD COURT ADDITION at LIGHT FARMS**, an addition to Collin County, within the extra-territorial jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee simple, to the District forever, the easements and public use areas, streets, rights-of-way, and public improvements contained therein. District does hereby dedicate to the public forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said rights-of- way and easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the _____ day of _____, 2015.

By:

Authorized Signature of Owner

?????

Prosper Independent School District

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS, my hand, this the _____ day of _____, 2015.

By:

Authorized Signature of
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller W. Webster, President

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller W. Webster, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYORS CERTIFICATE

THAT, I, D. Rex Winchester do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

D. Rex Winchester, Registered Professional Land Surveyor
Texas Registration No. 5191

Date

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared D. Rex Winchester, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015

Notary Public in and for the State of Texas

My Commission Expires On:

CITY APPROVAL OF PLAT

Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST: _____ Date

City Secretary

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Mayor, City of Celina Date of approval

ATTEST: _____ Date

City Secretary

REPLAT
LOT 2, BLOCK A
HOMESTEAD COURT ADDITION
AT
LIGHT FARMS
10.231 ACRES
SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABSTRACT No. 167
COLLIN COUNTY, TEXAS

DEVELOPER/OWNER:
Prosper Independent School District
605 East Seventh Street, Prosper, TX 75078
Phone 469-219-2000 Fax 972-346-9247

HUITT-ZOLIARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

MARCH, 2015

SHEET 2 OF 2

County Recording Information